



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**8231 ELBOW Drive #203, Calgary T2V 1K6**

MLS® #: **A2171242**

Area: **Chinook Park**

Listing Date: **10/07/24**

List Price: **\$214,099**

Status: **Active**

County: **Calgary**

Change: **-\$400, 27-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1960**

Lot Information

Lot Sz Ar: **10 sqft**  
Lot Shape:

Access:

Lot Feat:  
Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **847**  
Low Sqft:  
Ttl Sqft: **847**

DOM

**75**  
Layout  
Beds: **2 ( 2 )**  
Baths: **1.0 ( 1 0 )**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

Roof:  
Heating: **Baseboard,Boiler,Hot Water**  
Sewer:  
Ext Feat: **Courtyard**

Construction: **Mixed**  
Flooring: **Laminate,Vinyl Plank**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Electric Stove,Range Hood,Refrigerator**  
Int Feat: **High Ceilings,Soaking Tub**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Main</b>	<b>9`11" x 11`10"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>6`8" x 7`9"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`6" x 8`5"</b>

Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>9`11" x 9`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`11" x 8`9"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`0" x 17`1"</b>

Legal/Tax/Financial

Condo Fee:  
**\$553**

Title: **Fee Simple**  
Fee Freq:

Zoning: **M-C2**

Monthly

Legal Desc: 9511565

Remarks

Pub Rmks: **Huge Price Reduction for Quick Sale , Already Rented Unit and tenants want to stay further Positive Cash Flow Unit .Lowest price. Unit will not last longer!!!! Great unit for investment or live in opportunity in desirable area of city. Explore this delightful corner unit in the popular southwest area perfect for With low condo fees and affordable pricing compared to newer developments, this unit offers exceptional value in a desirable chinook park neighborhood known for its quiet, residential atmosphere. Enjoy convenient access to grocery stores, coffee shops, and public transit, including the Heritage C-Train station for easy downtown commutes. The upgraded unit features new lights, paint, blinds, modern stove, hood fan and a large windows that flood the space with natural light. Two spacious bedrooms, ample storage, and a reserved parking stall with a winter plug-in enhance comfort and convenience. Plus, you'll be close to Henry Wise Wood like schools, Excellent walk in score of 9.8, shopping at Chinook Centre, and outdoor activities at Glenmore Reservoir and community centers. With a strong community feel and easy access to major roads, this property is a fantastic investment or live in opportunity—don't miss your chance!**

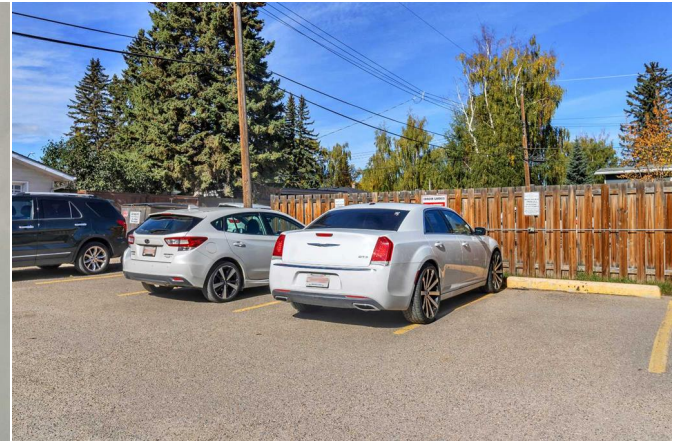
Inclusions: N/A  
Property Listed By: RE/MAX Real Estate (Central)

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









203-8231 Elbow Dr SW, Calgary, AB

Main Floor Exterior Area 527.95 sq ft  
Interior Area 547.40 sq ft



PREPARED: 2024/10/06

While regions are excluded from total floor area in HOUSE floor plans, All room dimensions and floor areas must be considered approximate and are subject to independent verification.

